Property Price Statement

Single residential property located in the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

Date prepared	**18/11/26**

Property offered for sale

Address Including suburb and postcode	58 Argyle Street, Moonee Ponds Victoria 3039

Key features of the property

Building Type	**# of bedrooms**	**# of bathrooms**	**# of car spaces**	**Internal floor space (in m^2)**	**Total land size (in m^2)**
House	3	2	2	121m2	318m2

Indicative selling price

For the meaning of *indicative selling price*, see consumer.vic.gov.au/underquoting. An indicative selling price may be a single price or a range of not more than 10% of the value of the lower limit.

Range between	$1,390,000	&	$1,490,000

Median sale price

This section describes the median selling price for residential properties sold in the same suburb as the property offered for sale, sold in a 3-to-12-month period ending no more than 6 months before this statement was prepared.

Median price	$1,365,000	Property type	*House*	Suburb	Moonee Ponds

Period: from	01/07/2026	to	30/09/2026	Source	REIV propertydata.com.au/RPData/Core Logic

Comparable property sales

These are the three most comparable properties to the property for sale that were sold **within two kilometres** of the property for sale **in the last six months**.

If there were fewer than three, but one or two, comparable properties, these must be included below.

These properties were used to help determine the estimated selling price.

[*Insert N/A in blank sections*]

Comparable property 1

Address	Sale price	Date of sale
10 Lethbridge	$1,575,000	01/07/26

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m^2)	Total land size (in m^2)
House	3	2	1	145m2	245m2

Comparable property 2

Address	Sale price	Date of sale
5 Hotham Street, Moonee Ponds	$1,602,500	21/10/26

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m^2)	Total land size (in m^2)
House	3	2	1	145m2	245m2

Comparable property 3

Address	Sale price	Date of sale
10 Norfolk Street, Moonee Ponds	$1,715,000	17/11/26

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m^2)	Total land size (in m^2)
House	3	1	1	159m2	335m2